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PART–I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

VARIATION TO THE VGTM UDA, VIJAYAWADA FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO CENTRAL COMMERCIAL USE IN GUNTUR, GUNTUR MUNICIPAL CORPORATION CONFIRMATION.

[G.O.Ms. No. 531, Municipal Administration & Urban Development, 3rd December, 2010.]

In exercies of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Govenment hereby makes the following variation to the Zonal Development Plan of Guntur, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.479, Part-I, Dated : 09-09-2010 as required by sub-section (3) of the said section.

VARIATION

The site under reference measuring to an extent of 8174.94 Sq.mts or Ac.2.02 cents is falling in D.No. 404(P) of Guntur, Guntur Municipal Corporation. The boundaries of which are given in the schedule below and which was earmarked for Residential Use in the Guntur Zonal Development Plan approved vide G.O.Ms.No.688, M.A., Dated 30-12-2006 is now designated for Central Commercial Use as shwon in Modification to Guntur Zonal Development Plan vide M.Z.D.P.No.04/2010/CITY/GNT which is available in the Office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Divisional Office, Guntur, subject to the following conditions:

1. that the title and Urban Land Ceiling Agricultural land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

2. that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.

3. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owner/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

4. that the change of land use shall not be used as the proof of any title of the land.

5. that the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

6. The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.

7. any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

8. That the applicant have to made provision for adequate parking to meet the vehicles inflow/outflow and ensure that the vehicle movement shall not hamper the free flow of traffic on the main road.

9. That the applicant has to surrender the required road affected portion to the Guntur Municipal Corporation on free of cost for widening of the existing old NH to 120'0" as per ZDP.

10. The existing 30'-0" wide road on its North is to be proposed to a minimum width of 40'-0" and 5'-0" wide portion is to be insisted from the applicants land before granting building permissions in this site.

11. That the applicants shall make necessary arrangements to provide required parking facilities with proper entry and exist facilities.

SCHEDULE

North : Existing 30-0" wide road falling D.No.404(P) of Guntur, Guntur Municipal Corporation.

South : The site falling in D.No.404(P) of Guntur, Guntur Municipal Corporation.

East : Owners site falling in D.No. 404(P) of Guntur, Guntur Municipal Corporation.

West : The site falling in D.No.409(P) of Guntur, Guntur Municipal Coporation.

T.S. APPA RAO,
Principal Secretary to Government (UD).

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